

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: April 12, 2005
Public Hearing: May 03, 2005

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 4, Block 160, Vista Del Sol Unit 54, El Paso, El Paso County, Texas from P-I (Planned Industrial) to C-3 (Commercial).
The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code.
Applicant: Texas M, LLC. ZON05-00007 (District 7)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 4, BLOCK 160, VISTA DEL SOL UNIT 54, EL PASO, EL PASO COUNTY, TEXAS FROM P-I (PLANNED INDUSTRIAL) TO C-3 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 4, Block 160, Vista Del Sol Unit 54, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from P-I (Planned Industrial) to C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

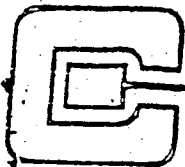
Fred Lopez, Zoning Coordinator
Planning, Research & Development

APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney
Doc No. 10859



CALDERON ENGINEERING

1912 LEE TREVINO - SUITE G-1
EL PASO, TEXAS 79916
(915) 591-4459

EXHIBIT "A"

April 4, 1983

Property Description

Description of a parcel of land being a portion of Lot 4, Block 160, Vista Del Sol Unit Fifty Four, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a city monument lying on the centerline intersection of Pellicano Drive and Common Drive in Vista Del Sol Unit 31, City of El Paso, Texas; Thence North $00^{\circ}28'00''$ West along the centerline of Common Drive a distance of 45.58 feet; Thence South $81^{\circ}17'46''$ East a distance of 139.92 feet to the "Point of Beginning":

Thence North $00^{\circ}29'24''$ West a distance of 205.0 feet;

Thence South $81^{\circ}17'46''$ East a distance of 109.50 feet;

Thence South $00^{\circ}29'24''$ East a distance of 205.0 feet;

Thence North $81^{\circ}17'46''$ West a distance of 109.50 feet to the "Point of Beginning" and containing in all 22,159.13 square feet or 0.5087 acres of land more or less.

Manuel Calderon, P.E.
Calderon Engineering

20M05-00007

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

April 05, 2005

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PRESI ORTEGA
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: ZON05-00007

The City Plan Commission (CPC), on February 10, 2005, voted **5 - 1** to recommend **APPROVAL** of this rezoning request from P-I (Planned Industrial) to C-3 (Commercial), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the proposed rezoning will not have a negative impact upon the natural environment and upon social and economic conditions and property values in the vicinity and in the city as a whole.

There was **OPPOSITION** to this request at the CPC Hearing.

STAFF REPORT

Rezoning Case: ZON05-00007

Property Owner(s): Texas M, LLC

Applicant(s): Texas M, LLC

Representative(s): Luther Jones

Legal Description: A portion of Lot 4, Block 160, Vista Del Sol Unit 54

Location: Pellicano Drive east of Lee Trevino Drive

Representative District: # 7

Area: 0.51 Acres

Present Zoning: P-I (Planned Industrial)

Present Use: Vacant

Proposed Zoning: C-3 (Commercial)

Proposed Use: Automotive repair garage

Recognized Neighborhood Associations Contacted: Eastside Civic Association

Surrounding Land Uses:

North -	C-4 (Commercial), C-4/c (Commercial/conditions) / commercial
South -	C-4 (Commercial) / Sam's Club
East -	P-I (Planned Industrial) / offices
West-	C-2 (Commercial) / retail commercial

Year 2025 Designation: Industrial (East Planning Area)

**CITY PLAN COMMISSION HEARING, March 24, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00007

General Information:

The applicant is requesting a rezoning from P-I (Planned Industrial) to C-3 (Commercial) in order to permit an automotive repair garage. The property is 0.51 acres in size and is currently vacant. The proposed site plan shows a 4,500 sq. ft. repair center to be located on the site. Access is proposed via Pellicano Drive with 12 parking spaces are provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

- A. The Planning Department has received no calls or letters in support or opposition to this application.
- B. On May 05, 2004, the City Council denied a request to rezone this property from P-I (Planned Industrial) to C-4 (Commercial). The Municipal Code states that no application for a change of zoning for a given property may be submitted within 12 months from the date of action by the CPC or City Council, whichever is later, unless the CPC finds that a substantial change in conditions has occurred. On December 16, 2004, the CPC, by a vote of 4-3, found that a substantial change in conditions had occurred regarding this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from P-I (Planned Industrial) to C-3 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”

The Year 2025 Projected General Land Use Map for the **East** Planning Area designates this property for **Industrial** land uses.

C-3 (Commercial) zoning permits an automotive repair garage and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-3 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will an automotive repair garage be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Industrial land uses.
- B. C-3 (Commercial) zoning permits an automotive repair garage and is compatible with adjacent development.

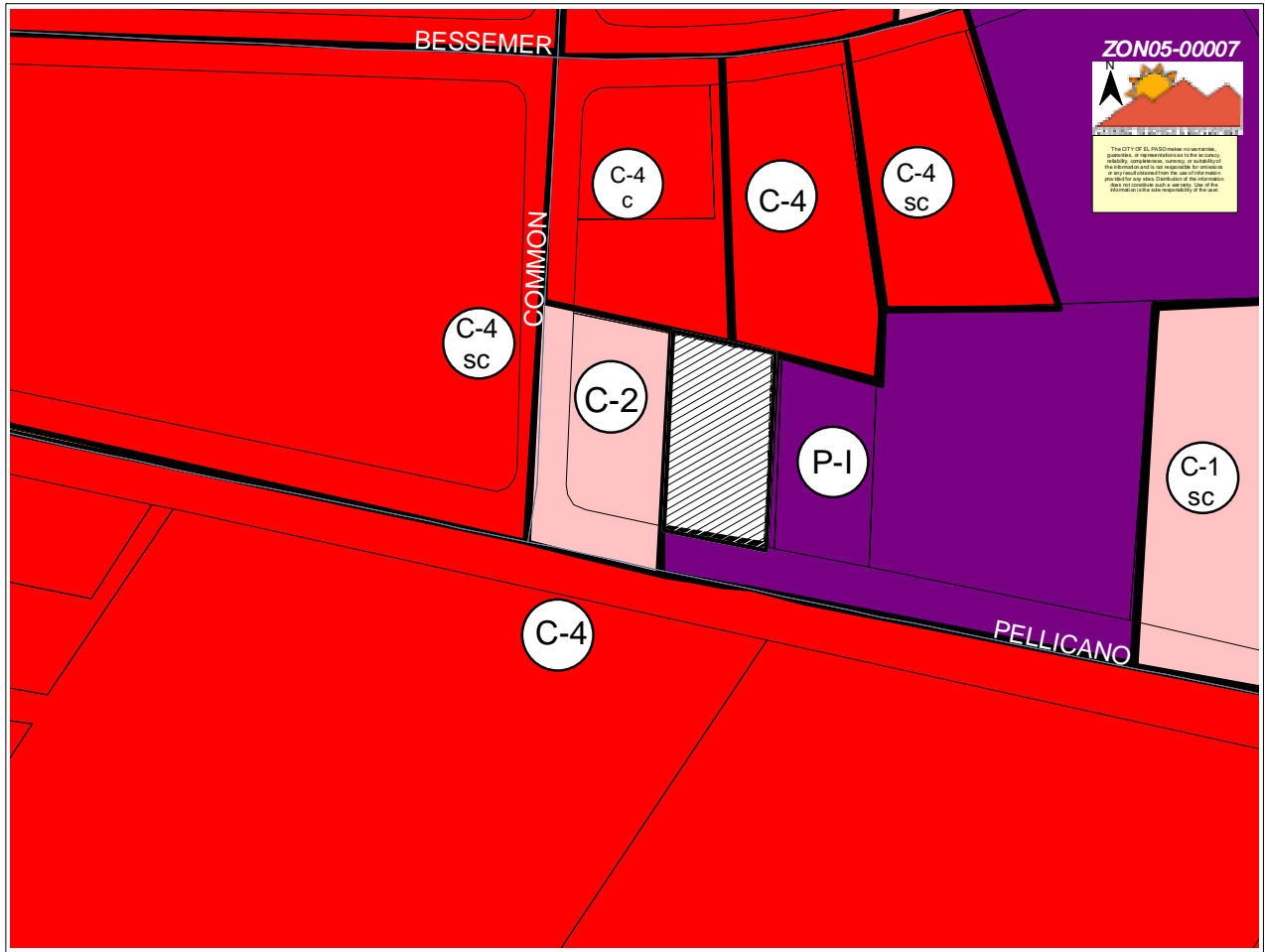
Sun Metro Notes:

There are presently two bus routes servicing this area, Route 56, Pellicano, and Route 67 (North & South on Lee Trevino, Yarbrough/Lee Trevino). This might be an opportunity to increase rider ship in this area.

ATTACHMENT: Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAPS



The site plan for 11329 Pelicano Drive illustrates the layout for a car service center. The central feature is a pink-outlined rectangle labeled "CAR SERVICE CENTER" with an area of 4,500 S.F. Its finished floor elevation (F.F. ELEV.) is 3864.50 and its finished ground elevation (F.G. ELEV.) is 3864.00. To the north of the center is an asphalt-paved parking area with six 6'-0" x 20' spaces. To the south, an accessible route leads to a 3'-0" x 20' parking space, a handicapped sign, and a curb with landscaping. Further south, another 1'-0" x 20' parking space is shown, also with a curb, landscaping, and a sign. The site is bordered by existing retaining walls on the north and east, and proposed retaining walls on the south and west. A 35' driveway is located on the east side. The property is situated along 11329 Pelicano Drive, with existing curb and gutter (C&G) and proposed concrete sidewalks (CONC. SWLK) indicated. Dimensions for setbacks and lot boundaries are provided throughout the plan.